

FOR LEASE
2,800 SF

Fry Road Crossing

1705 N Fry Road
Katy, TX 77449



Juan P. Restrepo

(954) 866-0246

juan@jblmgmt.com

Javier Masferrer

954-364-7585

javier@jblmgmt.com

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ASSET MANAGEMENT

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AVAILABILITIES

- » 2,800 SF available in small shop space

PROPERTY HIGHLIGHTS

- » Shares signalized intersection with Walmart and H-E-B on Fry Road right off I-10, the primary retail corridor of Katy
- » Landlord recently purchased property and plans extensive renovations
- » Located near affluent neighborhoods with average household incomes of \$111,236 in 3 mile radius

TRAFFIC COUNTS

- » 49,577 AADT on N Fry Rd
- » 14,742 AADT on Park Row

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	17,592	129,235	264,410
Households	5,994	42,400	85,989
Average HH Income	\$77,893	\$111,236	\$112,018
Daytime Population	17,916	123,447	245,279



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WAL★MART®
SUPERCENTER

FRY ROAD CROSSING

Katy, TX

Suite	Tenant	SF
1704	Planet Fitness	25,000
1706	Kids Empire	12,500
1706-B	Monster Mini Golf	18,667
1706-C	NAPA Auto Parts	11,058
1707	Royal Buffet	24,675
1711	Houston Swim Club	6,280
1713	Fantastic Sams	1,200
1715	Sally Beauty Supply	1,600
1741	Available	2,800
1721	Patricia Olivera Hair Salon	2,000
1723	Petland	6,050
1747	Ollie's Bargain Outlet	36,000
1783	H&R Block	1,600
1785	First Nails & Spa	1,560
1787	Hobby Lobby	59,776
1789	Ace Cash Express	1,150
1793	MetroPCS	900
1791	Auri Jewelers	300
1795	The UPS Store	1,200
1797	Simply Splendid Donuts & Kolac	1,200
1799	Vita Dental	2,100
1803	Paisa 's Truck Colombian Food	1,694
1821	European Wax Center	1,526
1825	VIP Nails	1,607
19910	Buffalo Wild Wings	5,700
1703	Shell Gas Station	1,968
1743	Spec's	6,500
19922	Green Garden Paradise	1,488
19918	Clinica Hispana La Familia	712
19914	Starbucks	1,800
1705B	Freddy's Frozen Custard	3,600

PARK ROW

FRY ROAD

H-E-B



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